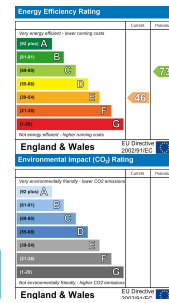


## 2 Penybont, Meidrim, Carmarthen, Carmarthenshire, SA33 5QL

- SEMI-DETACHED FARMHOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- IDEAL FAMILY HOME
- OIL CENTRAL HEATING
- CHARACTER FEATURES
- COUNTRYSIDE VIEWS
- NO CHAIN
- STONE OUTBUILDINGS
- EPC RATING: E

**Offers In Excess Of £325,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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**The Agent that goes the Extra Mile**







A brilliant opportunity to acquire an immaculately presented semi-detached farmhouse, situated in the semi-rural village of Meidrim. Nestled in the heart of Carmarthenshire, the property boasts countryside views to the front. This gorgeous property would make an ideal home for a family seeking a village lifestyle. Viewing is highly recommended.

Tastefully decorated throughout, the property offers a blend of modern convenience and character features, providing practicality for everyday living while maintaining a warm and welcoming atmosphere. The ground floor comprises an entrance porch ideal for storing coats and boots, and a living/dining room featuring a multi-fuel stove. There is a second reception room, which would also make an excellent study or downstairs bedroom.

The kitchen flows off the living room and is fitted with a Belfast sink and wood-effect worktops, leading into a utility area. The ground floor benefits from underfloor heating in the kitchen and main reception room.

The first floor comprises the master bedroom with en-suite shower room, two further double bedrooms—one of which has a window set slightly in from the wall, allowing for additional wall space—and a traditional family bathroom. The property also benefits from UPVC double glazing and oil central heating.

Externally, the property is accessed via an electric gated entrance opening into the driveway and garden, providing ample parking and an enclosed outdoor space. The garden includes a lawned area, vegetable patch, greenhouse, and a wildlife pond. Stone outbuildings provide secure storage or workshop space. To the front of the property is a paved seating area, where you can enjoy views across the surrounding countryside.

Meidrim is a community situated approximately 8 miles west of Carmarthen and 3.3 miles north of St Clears. Formerly spelt 'Mydrim', the village is nestled on either side of the Afon Dewi Fawr, where this small river is crossed by the B4298 road and meets with the B4299 road. The village offers a strong sense of community with a parish church, a Nonconformist chapel, a pub, a primary school, a village green or common, and a park.



### DIRECTIONS

From Carmarthen, head out on the A40 Dual Carriageway towards St Clears. Turn right off the Dual Carriageway signposted Meidrim. Follow this road for a short distance before taking a right-hand turn, signposted Meidrim. Continue along this road until you enter the village of Meidrim. The property is on the right hand side.  
What/Three/Words:///trendy.legend.listening

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